

# Vogue Realty Inc.



Real Estate Brokerage

P O Box 7

Kenora, On.

P9N 3X1



Tel: (807) 468-3326

Fax: (807) 468-3973

E Mail: [vogue@vogurealty.ca](mailto:vogue@vogurealty.ca)

Internet: [www.vogurealty.ca](http://www.vogurealty.ca)

See Also: [www.realtor.ca](http://www.realtor.ca)

## 922 Valley Drive (Exclusive to Vogue Realty Inc.)

**Offered @ \$135,000.00**

1603 10-11-22 MLS #

**LOT DESCRIPTION:** Attractively landscaped corner lot.  
70 ft ftge on Valley Drive,  
90 ft ftge on Amethyst St.

**Survey:** Real property Report,  
August 19, 2008

**Zoning:** R-1

**Drive:** Private Gravel.

**Garage:** Detached larger, single car with  
Side storage and workshop.

**Taxes 2010:** \$1,547.17.

**Ftge Chge:** None



### IMPROVEMENTS:

**EXTERIOR:** Bungalow style, 1,040 sq ft.  
Three bedroom; 4 pce bath.  
Main floor laundry.  
New front entry door in 2008.

**Insulation:** Appears to be fiberglass;  
Buyer to verify prior to closing.

**Shingles:** Asphalt shingles.



**INTERIOR:**

**Kitchen:** Galley kitchen; Oak cabinets.

**Dining Room:** Ample size, 9' x 9'.

**Living Room:** Carpeted, 17'9" X 11'3".

**Bathrooms:** Four pce, exhaust fan,  
new toilet 2010.

**Bedrooms:** Three ample size with closets.



**Note:** All information is from sources deemed reliable, but no responsibility is assumed regarding accuracy thereof. Properties are submitted subject to errors, omissions, change of price or condition, prior to sale, rental or without notice. **All measurements approximate.**

# Vogue Realty Inc.



Real Estate Brokerage

P O Box 7

Kenora, On.

P9N 3X1



Tel: (807) 468-3326

Fax: (807) 468-3973

E Mail: [vogue@vogurealty.ca](mailto:vogue@vogurealty.ca)

Internet: [www.vogurealty.ca](http://www.vogurealty.ca)

See Also: [www.realtor.ca](http://www.realtor.ca)

## 922 Valley Drive (Exclusive to Vogue Realty Inc.)

**Offered @ \$135,000.00**

1603 10-11-22 MLS #

**CHATELS INCLUDED:** Built in dishwasher (new in 2009).  
**EXCLUDED:** Living room drapes.  
 Master bedroom window covering.  
**RENTALS EXCLUDED:** Rented gas hot water tank.  
**HOT WATER TANK:** Rented from EnergyTeck,  
 Copy of contract on file.  
**SERVICES:** Sewer: City Water: City  
 Phone/Cable: Yes/yes  
 Hydro: 100 amp breaker.  
 Nat Gas: Yes; Forced air, natural gas.  
 Yearly heat cost \$472.28  
 Copies of invoices on file.

**Air Conditioning:** Yes, Central Air.

**MORTGAGE:** Treat as Clear.  
**EXTRAS:** Detached larger, single car with  
 Side storage and workshop.  
 Treated Wood deck.  
 Exceptionally kept grounds.  
**COMMENTS:** One of a kind home.  
 Great starter or retirement home.  
 Must be well insulated  
 as noted by the heat costs.  
**SHOWINGS:** Prefer 24 hr notice.  
**POSSESSION:** Negotiable.



**Note:** All information is from sources deemed reliable, but no responsibility is assumed regarding accuracy thereof. Properties are submitted subject to errors, omissions, change of price or condition, prior to sale, rental or without notice. **All measurements approximate.**